

A.F. JONNA

DEVELOPMENT AND MANAGEMENT CO

April 22, 2008

City of Rochester Hills
Planning Commission and City Council
C/O: Derek Defacourt
1000 Rochester Hills Drive
Rochester Hills, MI 48309

**RE: Special Use; Outdoor Seating for Buffalo Wild Wings
located at 1220 Walton Boulevard, Rochester Hills**

Dear Derek,

I am writing this letter as a supplement to our Development Application.

Pursuant to Sec. 138-1306(d), the discretionary decision shall be based on the findings that the special land use will:

1. *Promote the intent and purpose of this chapter.*

We feel that our request for a special land use approval meets the standards set forth in this chapter particularly with respect to those items described in subsections (2) thru (5) below, which we feel serve to substantively outline its intent and purpose.

2. *Be designed, constructed, operated, maintained and managed so as to be compatible, harmonious and appropriate in appearance with the existing or planned character of the general vicinity, adjacent uses of land, the natural environment, the capacity of public service and facilities affected by the land use and the community as a whole.*

The patio will serve as an outdoor seating area for a new Buffalo Wing Wings restaurant located at the westerly end-cap of the development, which will be designed and constructed in an upscale manner and/or look. The patio will be compatible and consistent with the upscale appearance, character and quality of the newly constructed development. As the property owner, we are in full support of the patio concept and feel it will compliment the project and serve to benefit the community as a whole. The patio will not increase the use of any public services, and will be contained within the existing parking area. Further, the perimeter landscaping proposed along the patio addition will effectively serve to slightly increase the overall landscaping coverage of the project. With the patio being positioned along the west elevation, we feel the outdoor seating area will compliment the adjacent commercial businesses as well as similar restaurants in the community.

3. *Be served adequately by essential public facilities and service, such as highways, streets, police and fire protection, drainageways, refuse disposal, or the persons or agencies responsible for the establishment of the land use or activity shall be able to provide adequately any such service.*

In advance of this submittal, we reviewed detailed plans of the proposed outdoor seating area with the Planning Department to address any such concerns. Based upon the feedback we received, the Planning Department did not feel that the outdoor seating area would present any dangers or burdens on essential services. The outdoor seating area will be served by the same road system, utilities, drainageways, refuse disposal, etc.

4. *Not be detrimental, hazardous, or disturbing to existing or future neighboring uses, persons, property of the public welfare.*

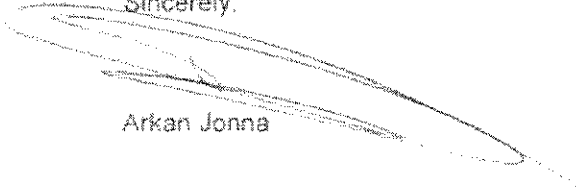
Positioned along the west elevation, the neighboring properties immediately abutting the project to the west are commercial businesses and/or zoned for commercial use which shall serve to compliment the proposed patio. The outdoor seating area will be a low impact addition to the development and will provide an attractive draw to the property.

5. *Not create additional requirements at public cost for public facilities and services that will be detrimental to the economic welfare of the community.*

As referenced above, we reviewed detailed plans of the outdoor seating area with the Planning Department in advance of this submittal to address any such concerns. Based upon the feedback we received, the Planning Department did not feel that the outdoor seating area would propose any dangers or burdens on essential services. The outdoor seating area will be served by the same road system, utilities, drainageways, refuse disposal, etc. We hope that the patio will allow its proprietor to achieve and sustain success of the business and prove to be benefit to the community as a whole.

Thank you in advance for your support. If you have any questions or concerns, please do not hesitate to contact me at (248) 593-6200.

Sincerely,



Arkan Jonna

CITY OF ROCHESTER HILLS

DATE: April 28, 2008

Fire
Department

TO: Planning Department

RE: Buffalo Wild Wings
Outdoor Seating

William Cooke, Ext. 2703

FILE NO: 77-505.3 REVIEW NO: 1

APPROVED X

DISAPPROVED _____

William Cooke
Fire Inspector

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CITY OF ROCHESTER HILLS

DATE: April 30, 2008

B uilding Department

Dick Lange, P.E. Bldg. Insp./Plan Reviewer
Joe Aprile, Ordinance Services

TO: Derek Delacourt, Planning

RE: Buffalo Wild Wings Outdoor
Seating
City File #77-505.3

D. L.

Sidwell #15-10-351-086

The site plan review for Buffalo Wild Wings Outdoor Seating, City File #77-505.3 was based on the following drawings and information submitted:

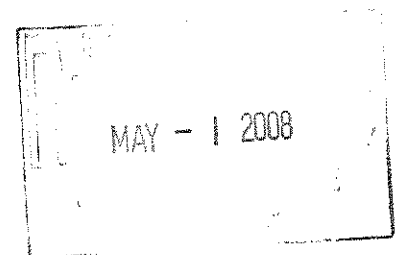
Sheet No. SP, A-1

Building code comments: Dick Lange

References are based on the Michigan Building Code 2003.

1. Provide a dimensioned seating plan clearly showing the size of tables and aisle accessway widths. The aisle accessway width shall be measured to a line 19 inches away from and parallel to the edge of the table per Section 1013.4.2. Aisle accessway widths shall comply with Section 1013.4.2.2.
2. Indicate on the seating plan the location of the required accessible seating per Section 1108.2.9.1. A minimum of 5 percent of the seating spaces at the dining surfaces shall be accessible (3 minimum based on 52 seats as shown). Accessible seating shall be shown as a 30" x 48" space projecting 31" minimum from the table edge. Accessible seating shall not encroach into required aisle accessways. Accessible seating spaces shall be located along an accessible route 36" wide minimum per ICC/ANSI A117.1-1998, Section 403.5.
3. Provide minimum required maneuvering clearance at the exit gates from the push side per ICC/ANSI A117.1-1998, Section 404.2.4. (See Fig. 404.2.4.1b). Tables, chairs and accessible seating spaces shall not encroach into the minimum required maneuvering clearances.
4. Indicate the total occupant load (interior & exterior) and justify the adequacy of the plumbing fixture count. Per MPC-2006, Section 403 and Table 403.1.

Ordinance comments: *Joe* Joe Aprile
No comments.



CITY OF ROCHESTER HILLS

Public
Services

Paul M. Davis, P.E.
City Engineer

DATE: April 30, 2008

TO: Derek Delacourt
Deputy Planning Director

RE: Buffalo Wild Wings Outdoor
Seating Plan
City File #77-505.3, Section 10

Engineering Services has reviewed the plans received April 24, 2008 by the Planning and Development Department. The plans were reviewed relative only to the addition of the outdoor seating area for Buffalo Wild Wings in the Boulevard Shops development.

The seating area is detailed on plan sheet A-1 and prepared by licensed architect Antonio Serra with Serra & Associates, Inc.

The site plan proposes to delete eight existing parking stalls on the west side of the building to create a 15' x 60' outdoor patio seating area. A landscaping strip, concrete sidewalk and decorative railing is also proposed.

It does not appear that any underground utilities are in conflict with the proposed work for the outdoor seating area or that the work will create an adverse encroachment into the adjacent vehicle travel aisle. Furthermore, since the area is already impervious, the storm water drainage/detention system should be unaffected by the proposed modification. Engineering Services has no objection to the proposed outdoor seating plan.

Due to the limited scope of work and lack of changes to any utilities or drainage, a land improvement permit will not be required from engineering services for the work to proceed.

PMD/jfd

c: Paul Shumejko, P.E., PTOE, Transportation Engineer
Sheryl McIsaac, Office Coordinator
Andrew Bahleda, Engineering Aide
Jason Boughton, Engineering Technician
File

I:\Eng\PRIV\77505.3 Great Oaks Mall Redevelopment\2008.April.30.OutdoorSeatingPlan.Approval.doc

CITY OF ROCHESTER HILLS
1000 Rochester Hills Drive
Rochester Hills, MI 48309

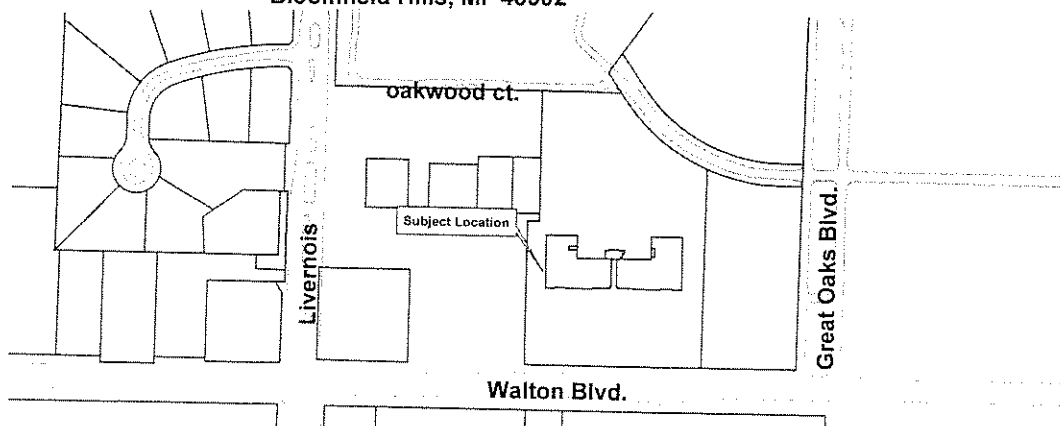
NOTICE OF PUBLIC HEARING

ROCHESTER HILLS PLANNING COMMISSION

REQUEST: Conditional Land Use Recommendation, pursuant to the requirements of the Michigan Zoning Enabling Act (2006 PA 110, MCL 125.3101), as amended, of the State of Michigan and pursuant to Section 138-523 (11) of Chapter 138 of the Code of Ordinances of the City of Rochester Hills, Oakland County, Michigan, to allow outdoor seating for the sales and service of food and beverages at a restaurant on the property identified as 15-10-351-079, zoned B-2 (General Business) district (City File No. 77-505.2).

LOCATION: The Boulevard Shoppes, Walton Blvd, East of Livernois

APPLICANT: The Boulevard Shoppes, L.L.C.
C/o A.F. Jonna Development & Mgmt. Co.
4036 Telegraph Rd., Suite 201
Bloomfield Hills, MI 48302



DATE OF PUBLIC HEARING: Tuesday, May 20, 2008 at 7:30 p.m.

LOCATION OF PUBLIC HEARING: Rochester Hills Municipal Offices
1000 Rochester Hills Drive
Rochester Hills, Michigan 48309

Information concerning this request may be obtained from the Planning Department during regular business hours from 8:00 a.m. to 5:00 p.m., Monday through Friday, or by calling (248) 656-4660. Written comments concerning this request will be received by the City of Rochester Hills Planning Department, 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, prior to the public hearing or by the Planning Commission at the public hearing.

This request will be forwarded to City Council after review and recommendation by the Planning Commission, and any person having an ownership interest in the property in question, or residing or owning property within three hundred (300) feet of the property in question, may be granted a public hearing by the City Council by requesting it in writing, addressed to the Clerk of the city before the decision is made.

William F. Boswell, Chairperson
Rochester Hills Planning Commission

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is invited to contact the Facilities Division (656-4658) 48 hours prior to the meeting.
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DEVELOPMENT APPLICATION

City of Rochester Hills

Applicant The Boulevard Shoppes, LLC
c/o: A.F. Jenna Dev. & Mgmt. Co.

Address 4036 Telegraph Rd., Ste. 201, Bldg. Hills, MI. 48302

Telephone (248) 593-6200 Fax (248) 593-6203 Email ajenna@afjenna.com

Applicant's Legal Interest in Property owner

Property Owner(s) The Boulevard Shoppes, LLC

Address above

Telephone above Fax above Email above

Project Name The Boulevard Shoppes Present Zoning _____

Project Location NEQ Walton & Livernois

Existing Use Buffalo Wild Wings
(RESTAURANT) Proposed Use OUTSIDE PATIO

Required number of hydrants see
plan Required average spacing of hydrants _____

Land area (acres) 8 acres Floor area of proposed structure 2

Sidwell No. 70-15-10-351-086 MBC construction type _____

Type of Development:

- | | |
|--|---|
| <input type="checkbox"/> Multiple Family | <input type="checkbox"/> Special Land Use |
| <input checked="" type="checkbox"/> Commercial | <input type="checkbox"/> One-Family Detached Condominium |
| <input type="checkbox"/> Industrial | <input type="checkbox"/> Preliminary <input type="checkbox"/> Final |
| <input type="checkbox"/> Institutional or Public | <input type="checkbox"/> Subdivision |
| <input type="checkbox"/> Composting Facility License | <input type="checkbox"/> Tent. Preliminary <input type="checkbox"/> Final Preliminary |
| <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Final Plat |
| <input type="checkbox"/> Concept <input type="checkbox"/> Preliminary <input type="checkbox"/> Final | |

Wetlands Use Permit:

- | | |
|--|---|
| <input type="checkbox"/> Boundary Determination needed | <input type="checkbox"/> There are City regulated wetlands on the property |
| <input type="checkbox"/> There are MDEQ regulated wetlands on the property | <input type="checkbox"/> There are <u>NO</u> regulated wetlands on the property |

APR 22 2008

Tree Removal Permit:

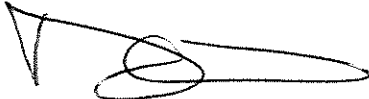
- There are regulated trees on the property There are NO regulated trees on the property

Check List:

The following items must be provided with the Application to start the review process:

- 22 copies (folded & sealed) of Site Plans or Plat (including detailed landscape/screening plan sheets) on 24" x 36" sheets
- 12 copies (folded & sealed) of Floor Plans and Elevations (if applicable)
- Information per Tree Preservation Ordinance
 OR "No Affected Trees Affidavit"
- Review Fee
- 2 copies of Environmental Impact Statement (EIS)
- Copy of Purchase or Lease Agreement
- Wetland Boundary Request (if applicable)

I hereby authorize the employees and representatives of the City of Rochester Hills to enter and conduct an investigation of the above referenced property.



(Signature of Property Owner)

DAVID LORD, ON BEHALF OF OWNER

4/22/08

(Date)

I certify that all the above statements and those contained in the documents submitted herewith are true and accurate.



(Signature of Applicant)

DAVID LORD, ON BEHALF OF APPLICANT

4/22/08

(Date)

For Official Use Only: File No. _____ Escrow No. _____ Date: _____
